

**The Town of Summerville Planning Commission Meeting
Minutes
January 26, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Elaine Segelken; Bill Mallery; Will Rogan; and Margie Pizarro. Marc Hehn, AICP was absent. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; and Bonnie Miley, PE, Engineering Tech.

Jim Reaves, Chairman, called the meeting to order at 4:01 PM.

ELECTION of Chairman and Vice Chairman for 2015

This item was deferred to the end of the meeting to allow more members to be present as all members had not arrived at the time the meeting began. Following **New Business**, the Chairman called for nominations for Chairman for 2015, and Ms. Segelken nominated Jim Reaves with Mr. Mallery making the second. The nomination carried unanimously. Mr. Cuzzell made a nomination for Elaine Segelken to serve as Vice Chairman with Mr. Mallery making the second. The nomination carried unanimously.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on December 15, 2014. Mr. Cuzzell made a motion to approve the minutes as presented with Mr. Rogan making the second. Hearing no comments or discussion the Chairman declared the minutes accepted as presented.

Public Hearings:

(All public hearings advertised on subject properties' sites beginning January 9, 2015; and, with an ad in the *Post & Courier* January 11, 2015)

The Chairman opened the first public hearing at 4:04 PM for the request to rezone the following TMS#'s: 145-10-01-029; 145-10-01-030; 145-10-01-031; 145-10-01-032; 145-10-01-033; 145-10-02-030; 145-10-02-031; and, 145-10-02-032 all vacant lots owned by Berlin G. Myers Lumber Corp.; located along Limehouse Drive; currently zoned R2, Single Family Residential to be rezoned to B2, Neighborhood Commercial Center located within Council District 3, Walter Bailey. Ms. Robinson read the request into the record and Mr. John Altman, representative for the property owner presented the request. Ms. Robinson did state for the record that the request did not include any of the mobile home park community as several residents from the community had called with those concerns. He explained that the three parcels to the north of Limehouse Drive, TMS#s 145-10-02-030, 031, and 032 had a contract to purchase by Appleseeds Day Care to construct a new daycare facility contingent on the rezoning. He stated that the remaining five had not been sold but the owner wanted the ability to develop an office or offices. He did confirm that there were contracts for single family houses but approval is needed from SCDOT to close the roadside ditch. Ms. Segelken asked if any of the Woodlawn residents were in the audience and few responded that they were. Mr. Rogan asked if there were any plans to develop an office. Mr. Altman stated that the remaining parcels were under contract for new homes. Ms. Segelken mentioned a concern regarding a natural delineation at the entrance to the mobile home park to keep commercial and residential separated. Mr. Boykin, 104 Woodlawn Circle, expressed that he felt none of the residents in Woodlawn were in favor of the rezoning for businesses and that there are concerns regarding traffic and noise, and he opposed the request as the Goodwill has turned out to be a loud business with the dumpster and recycling activities they have onsite. Mr. Brent Thompson, 130 Limehouse Drive, echoed the same concerns. Ms. Sharon Bayrd, 120 Spanish Oaks Lane, representative for the Appleseeds Day Care, stated that the business will have predictable traffic patterns at the typical school hour traffic times only as the daycare will only be for children of Dorchester

District II employees and total enrollment would not exceed 50 children. At 4:14 PM this public hearing was closed.

The second public hearing for the request to annex the following properties of Dorchester County: TMS# 135-12-00-012, located at 1610 Central Ave., approximately 1.95 acres, owned by Jeannette S. Reaves, zoned R4, Multifamily Residential in Dorchester County; TMS# 135-12-00-016, located along Old Orangeburg Rd., approximately .96 acres, owned by Donald W. Patrick, Sr., zoned CG, General Commercial in Dorchester County; TMS# 135-12-00-017, located at 1620 Central Ave., approximately .87 acres, owned by Edward W. Fretschel, III, zoned R4, Multifamily Residential in Dorchester County; TMS# 135-12-00-018, located at 1614 Central Ave., approximately 2.22 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County; and, TMS# 135-12-00-020, located at 1618 Central Ave., approximately 1.15 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County all to be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits within proposed Council District 4, William McIntosh, was opened at 4:15 PM. Ms. Robinson read the request into the record and Larry Barthelemy, PE, ADC Engineering, representative for the applicants presented the request. Ms. Segelken asked if the properties were being sold as a combined tract and Mr. Barthelemy stated yes. Mr. Reaves asked what the planned development would be and Mr. Barthelemy responded that it is a planned grocery store with fueling station. Mr. Rogan asked if there was a layout for reference and Mr. Barthelemy presented a proposed conceptual layout. Ms. Robinson stated that the conceptual plans have also started the review process through the Town's CDRB concurrently with this annexation request of the properties. Ms. Jeannie Reeves, 1610 Central Avenue, one of the applicants stated that they are requesting annexation only if the development is approved and she does not want to annex if there is not an approval because she doesn't want to pay higher taxes. Mr. Jim Kersting asked if traffic counts existed to support a third grocer in the immediate area. Mr. Barthelemy stated that the traffic study was being conducted and there was coordination between the SCDOT and the Town and that the project site will have 3 access points. Mr. Kersting then asked if this was a spec building or there was an actual agreement, and Mr. Barthelemy responded there was a contract in place. Mr. Kersting then expressed concern that the owners were not getting adequate compensation for their properties because of the competition a third grocery store would bring. Ms. Bayrd expressed that her father chose another area to live in because the area was not developed. Ms. Reeves stated that the project would not cause any additional traffic but would serve existing customers in the area. Mr. Freddie Broach, employee of Mr. K's grocery store across the road from the project site expressed concerns regarding traffic and that the roads were not adequate to handle this development. Mr. Jack Kersting, Mr. K's grocery store owner, stated that the project was premature to allow and that his own business suffered when Publix opened and that it had not fully recovered from that. He stated that additional time needed to be given to allow for greater development and density to support this type of project. Mr. Kevin Rogers with WRS representing the developer for this project stated traffic studies are being performed and rules will be followed with regards to any road improvements necessary, but they would not be required to fix existing conditions further down the road from this site. He also stated that extensive studies by his company and by those of his client had confirmed that the demand exists for the proposed project and that the purposed of this meeting was not in the purview to protect competition. Following no additional public comments, this public hearing was closed at 4:29 PM.

The third and final public hearing was the request to approve proposed amendments to the previously approved PUD document for Pine Trace (Ordinance No. 12-0904), TMS#'s 154-00-00-073, located on Miles Jamison Rd., approximately 306.47 acres and 154-06-15-006, located on Miles Jamison Rd., approximately .33 acres both owned by Dorchester County Government zoned PUD, Planned Unit Development and TMS# 154-00-00-075, approximately 25.00 acres, located on Miles Jamison Rd., owned by Dorchester District II Schools zoned PUD, Planned Unit Development. Amendments include land uses, density, and minimum zoning development criteria within Council District 6, Bob Jackson. Ms. Robinson read the request into the record. Mr. Alec Brebner, Planning Manager for Dorchester County Government presented the request on behalf of Dorchester County Government and Dorchester District II Schools and provided a brief history of the project. He stated current plans included a national builder, Mungo Homes on a front portion for less than 100 single family homes and passive park areas throughout. Ms. Segelken asked

about the roundabout on Miles Jamison, and Mr. Brebner confirmed that that was currently under construction as is the new elementary school. Mr. Rogan asked about the amount of wetlands and Mr. Brebner responded that about 54% of the property was wetlands and that information was currently being reviewed by the Army COE. Ms. Segelken asked how many units total would be allowed and Mr. Brebner responded that the maximum density being requested is 99. Ms. Segelken asked about the portion behind the school site closer to Beverly Drive and Mr. Brebner responded that at this time, that would be left undeveloped or open space and that if any time in the future there was an opportunity to develop, the County understood the PUD would need to be amended. He also stated that the conceptual site plan exhibit will be revised to correctly reflect the proposed amendments. Mr. Reaves asked if the County owned the lot on Beverly Drive, and Mr. Brebner confirmed the County did. Mr. Rogan asked for an explanation of the flexibility language and Mr. Brebner explained that that language will allow for a parking area to be relocated as needed due to topography or future plans as necessary – not the flexibility to allow anything other than what is approved in the PUD. Hearing no additional requests for public comment, this public hearing was closed at 5:40 PM.

New Business

Regarding the request to rezone the following TMS#'s: 145-10-01-029; 145-10-01-030; 145-10-01-031; 145-10-01-032; 145-10-01-033; 145-10-02-030; 145-10-02-031; and, 145-10-02-032 all vacant lots owned by Berlin G. Myers Lumber Corp.; located along Limehouse Drive; currently zoned R2, Single Family Residential to be rezoned to B2, Neighborhood Commercial Center, Ms. Segelken expressed concern to include all properties in a recommendation for approval. Mr. Cuzzell asked if the Planning Commission could make a partial recommendation and Ms. Robinson stated that yes, the Planning Commission could make a split recommendation. Ms. Segelken made a recommendation for approval for the six closest lots to Trolley and that are across the street from one another with Mr. Rogan making the second. Mr. Cuzzell stated that the Commission usually likes to know the plans for a property when a rezoning is requested but felt the Commission should only consider a recommendation for the three lots that have the daycare contract. Ms. Segelken stated she would amend her motion to include only the three lots on the north side of Limehouse Drive that are adjacent to the commercial properties on Trolley and deny the request for the remaining five lots. Mr. Rogan made the second. Mr. Mallery asked what the buffer requirement would be for a daycare and Ms. Shuler provided that information. Mr. Cuzzell asked for staff to confirm that if the property did not become a daycare, other allowable uses could come into play. Ms. Shuler confirmed that by reading the allowable uses stated in the Town's Zoning Ordinance. Ms. Robinson asked for a clarification on the motion, and Ms. Segelken restated the motion to recommend approval for the three lots on the north side of the Limehouse Drive and the five remaining lots to remain zoned R2. Mr. Rogan confirmed his second. Hearing no additional discussion, the motion carried unanimously.

The second item, the request to annex the following properties of Dorchester County: TMS# 135-12-00-012, located at 1610 Central Ave., approximately 1.95 acres, owned by Jeannette S. Reaves, zoned R4, Multifamily Residential in Dorchester County; TMS# 135-12-00-016, located along Old Orangeburg Rd., approximately .96 acres, owned by Donald W. Patrick, Sr., zoned CG, General Commercial in Dorchester County; TMS#135-12-00-017, located at 1620 Central Ave., approximately .87 acres, owned by Edward W. Fretschel, III, zoned R4, Multifamily Residential in Dorchester County; TMS#135-12-00-018, located at 1614 Central Ave., approximately 2.22 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County; and, TMS# 135-12-00-020, located at 1618 Central Ave., approximately 1.15 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County all to be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. Mr. Mallery made a motion to recommend approval of the request with Mr. Reaves making the second. Mr. Cuzzell asked if the current County zoning allowed for the proposed use, and Ms. Robinson stated she could not confirm what the County zoning allowed other than the parcel zoned CG, General Commercial would most probably allow the proposed use. Mr. Cuzzell asked Mr. Alec Brebner, Planning Manager for the County who was in the audience, if he would provide that information, and Mr. Brebner confirmed that the CG would allow it but the R4 would not. Mr. Cuzzell then asked if the property owners had asked for a rezoning with the County. Mr. Brebner responded that to date, no rezoning application had been submitted to the County. Mr.

Reaves confirmed that the project would go before the Town's CDRB for approval if in the Town and Ms. Robinson confirmed that the CDRB would review prior to permitting but would not be able to give a final approval until the properties were annexed into the Town. Mr. Cuzzell asked staff what staff's recommendation is and Ms. Robinson responded that although these parcels are just outside of the future planning area of the Town – Old Orangeburg Road is the current 'boundary' – staff did recommend approval due to the location of the properties and the zoning and uses adjacent to these properties. Hearing no additional discussion, the motion carried unanimously.

The final item under New Business was the request to approve proposed amendments to the previously approved PUD document for Pine Trace (Ordinance No. 12-0904), TMS#'s 154-00-00-073, located on Miles Jamison Rd., approximately 306.47 acres and 154-06-15-006, located on Miles Jamison Rd., approximately .33 acres both owned by Dorchester County Government zoned PUD, Planned Unit Development and TMS#154-00-00-075, approximately 25.00 acres, located on Miles Jamison Rd., owned by Dorchester District II Schools zoned PUD, Planned Unit Development. Amendments include land uses, density, and minimum zoning development criteria. Mr. Cuzzell made a motion to recommend approval of the proposed amendments with Ms. Segelken making the second. Following no discussion, the motion carried unanimously.

Old Business

There were no items under Old Business.

Miscellaneous:

Under Miscellaneous, Ms. Robinson provided the 2015 meeting calendar, a copy of the rules & regulations and mentioned the upcoming training for existing planning officials.

Adjourn


With no other business, the Chairman adjourned the meeting at 5:04 PM.

Respectfully Submitted, Date: 2.23.15



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:


Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
February 23, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Elaine Segelken; Will Rogan; and Margie Pizarro. Bill Mallery and Marc Hehn, AICP were absent. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:04 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on January 26, 2015. Hearing no comments, the Chairman declared the minutes accepted as presented.

With the number of people present for the meeting, the meeting was moved from the training room to Council Chambers.

Public Hearings:

(All public hearings advertised on subject properties' sites beginning February 6, 2015; and, with an ad in the *Post & Courier* February 8, 2015)

The Chairman opened the first public hearing at 4:10 PM for the request to rezone the following TMS# 145-06-01-005 owned by Christopher M. Limehouse and J. William Limehouse, located at 55 Old Trolley Road, currently zoned R2, Single Family Residential to be rezoned to B2, Neighborhood Commercial Center located within Council District 3, Walter Bailey. Mr. Tom Limehouse presented the request for the property owners. Mr. Limehouse stated that after speaking with staff earlier in the day, the intent of the property owners is for a request for the more restrictive B1 zoning classification uses. He stated that the Rose Hill neighborhood was developed by his father but that the two lots at the corner of Martin and Old Trolley were not included in the restrictive covenants that exclude businesses as land uses within the subdivision. Mr. Reaves then called for public comments and the following comments were provided:

Keith Guess, Old Trolley Rd. – Stated his property was immediately adjacent to this property liked the possibility of allowing office uses. Ms. Segelken asked if his property was a part of Rose Hill and Mr. Guess responded that yes, it is.

Ashley Wells, Twin Oaks Dr. – Stated that the neighborhoods of Twin Oaks and Rose Hill were predominantly elderly residents and some young families with children. Her concerns included the already high traffic volume throughout the neighborhood of people cutting through to get to the Parkway and the trail and with children playing and neighbors walking, this would bring more traffic.

Cheryl Hardin, Arbor Rd. – Stated her child plays with the child living in the house on this property and there is already a lot of traffic on Trolley and using Martin Ln. She stated that the only access to this property was by Martin Ln. so additional traffic would be brought in. She stated a lot of people cut through the neighborhood and the bus stop at the end of Martin and Rose can be dangerous. Her concern included the creep or domino effect this may cause with more properties in the future.

Joy Hunter, Arbor Rd. – She stated while she is sympathetic to the request, her comments included comparing this to beach erosion – the request might positively impact one but negatively impact many. She stated that she and others bought into a residential neighborhood and she also has concerns about creep and would like to protect the quality of life.

??, Woodland Dr. – Stated this is the third time in recent years regarding the same type of request, Miles Rd., Trolley and the Parkway. Since the closing of the frontage road from Trolley from the widening project traffic uses Martin Ln. and the neighborhood as a cut through and also expressed concern regarding creep.

Mr. Wells, husband of previous speaker, Ashley Wells, Twin Oaks Dr. – Stated a lot of traffic cutting through the neighborhoods which creates an unsafe intersection today. Concerned that a business in the residential area will increase traffic.

Betty Galbreath, Rose Ln. – lives on Rose Ln. where Martin Ln. intersects and is very aware of the traffic problems. Stated access for the property would be from Martin Ln. and traffic would increase. She stated the home is occupied as a residence. She also stated that no entrance to Rose Hill or Twin Oaks has a stop light which is another reason why people cut through the neighborhoods and she is opposed to the request.

Robert Limehouse, Dogwood Cir. – He stated he is one of the owners of the property and lived there for years but moved out because of the traffic not the new businesses along Trolley Rd. but moved into Twin Oaks. He stated people do use the neighborhood to avoid the stoplights and the type of business use they are wanting for the property would have a small impact with regards to traffic.

Ms. Robinson also stated that an email was sent to staff from Janet Joslin, Rose Ln. opposing the request.

??, Rose Ln. - Stated that speed bumps that could slow down traffic are not allowed on Rose Ln. because it is a SCDOT maintained roadway and a business would increase traffic because it is hard to get out onto Trolley.

John Martin, Rose Ln. – Stated he echoed the sentiments and that it is difficult to get out onto Trolley and said there would be a domino effect and asked what about the house on the other corner and stated he would like to see the large oak kept. Mr. Reaves stated that the Town's Tree Committee had purview over tree removal in the Town.

Kourtney Sanders, Rose Ln. – Stated traffic was already bad and that there are existing storefronts empty in the shopping center across Trolley and asked when and where this will stop and opposed the request.

C. B. Guess, Old Trolley Rd. – Stated she owns the property immediately next door and she and her husband were affected by the Trolley Rd. widening but have managed. Stated that allowing a business on this property would not make anything worse and that if this is approved it will help her property as she is unable to rent her property. She stated that the school district is changing the start times of the schools and that will help out some traffic concerns. She said she understood the concerns being raised but that it is time for changes that are appropriate.

Brian Smith, Rose Ln. – He stated that the apartments at the end of Rose Ln. were supposed to be condos when first presented to the Town but ended up being apartments and this is where most of the crime in the neighborhood is. He said the bus stop is not safe now due to the traffic and the rezoning will chip away and take away property values.

Ward Morgan, Lenwood Dr. – Asked why any of these properties are zoned residential. Ms. Segelken responded that originally this area was farmland that changed to residential and has and is now changing to business. Traffic counts have increased due to development towards Dorchester Rd. which ultimately caused Trolley Rd. to be widened. Also, current guidelines were not in place then when these changes happened. Mr. Reaves stated that the Comprehensive Plan doesn't call for changes to existing residential subdivisions and most have restrictive covenants to restrict land uses but this property is not included in the covenants for Rose Hill.

Hearing no additional requests to comment, the Chairman closed the public hearing at 4:52 PM.

New Business

The first item under New Business was the request to rezone the following TMS# 145-06-01-005 owned by Christopher M. Limehouse and J. William Limehouse, located at 55 Old Trolley Road, currently zoned R2, Single Family Residential to be rezoned to B2, Neighborhood Commercial Center. Mr. Cuzzell asked for clarification of which lots were not included in the original restrictive covenants for Rose Hill. Mr. Tom Limehouse responded that the two corner lots were not included. Ms. Segelken asked for confirmation if it was Trolley Realty that developed Rose Hill, and Mr. Limehouse responded that it was. Ms. Segelken made a motion to deny the request as presented and suggested the applicant resubmit. Ms. Robinson offered the Commission the option of tabling the request to allow the applicant to amend the application and the request be reposted as there was a concern with the resubmittal process within a twelve month period. Mr. Cuzzell asked if staff would read the allowable uses in both the B1 and B2 zoning districts. Ms. Robinson read the allowable uses into the record for both zoning districts. Mr. Limehouse asked if the application could be withdrawn. Ms. Shuler provided the language from the Zoning Ordinance on resubmittal and it was confirmed that a request could be resubmitted within twelve months providing the Commission was amendable to this possibility. The Commission confirmed it was. Ms. Robinson asked if the applicants would notate on the original application (provided) that they were withdrawing the application. Both property owners signed/initialed the application to indicate the withdrawal of the application. The motion on the floor did not receive a second and therefore, died resulting on no action taken on the presented application.

The second item under New Business was a presentation by Craig Lewis, AICP, of Stantec who has the contract with the Town to coordinate the re-writing of the Town's development codes (zoning and land use development). Mr. Lewis presented an overview of the upcoming project that is estimated to take 18-24 months to complete and presented the Code & Policy Report portion of the recently adopted Vision Plan as the guide that will be used. He stated the Code & Policy Report was available on the Town's website and an audience member stated they were not. Staff and a Planning Commission member confirmed that the Vision Plan, Reconnaissance Report, and Code & Policy Report were all on the Town's website and one member accessed the document online on his mobile phone for verification. Mr. Lewis stated that this report is a diagnostic report and that they have prepared a couple of annotated outlines for review that will serve as a guide to help with the re-writing. He stated the idea was to draft the ordinance then prepare the maps. Mr. Cuzzell suggested preparing the maps first and identifying those areas that are not targeted for any changes and those areas that would see distinct changes with new coding. He stated that he felt the public would be able to better focus on the code if they knew what areas will be the focus and that the code could be designed to fit those areas. Mr. Lewis stated that could be done and that the Vision Plan had already identified those areas of change and those not to change. Mr. Cuzzell also offered that the Town is being squeezed by surrounding development and it is the Town's responsibility to make it unique and special because it will be difficult for the Town to get new areas. Several comments and questions were provided and asked by the Commission members and the audience members during the presentation. Following the presentation, Ms. Robinson stated that no action was needed and none was taken by the Commission.

Old Business

There were no items under Old Business.

Miscellaneous:

Ms. Segelken asked what the next steps would be with regards to returning comments. Ms. Robinson stated that comments were welcomed at any time or they can be held until the next meeting. Ms. Robinson stated that the Planning Commission would be the primary working group with this project as the Commission is with the Comprehensive Plan and Zoning Ordinance amendments and that there is a possibility that the Commission may be meeting a couple of times a month with this project.

Mr. Cuzzell suggested that the Commission meet prior to the next meeting for this project to have some time to speak informally about this project and to provide additional introductory information for the new members.

Adjourn

With no other business, Mr. Cuzzell made a motion to adjourn with Ms. Segelken making the second. The Chairman adjourned the meeting at 6:12 PM.

Respectfully Submitted, Date: April 20, 2015

Madelyn H. Robinson

Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:

Jim Reaves

Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

The Town of Summerville Planning Commission Meeting
Minutes
April 20, 2015

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Elaine Segelken; Will Rogan; Margie Pizarro; Bill Mallery; and, Marc Hehn, AICP. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on February 23, 2015. Hearing no comments, the Chairman declared the minutes accepted as presented.

The meeting was held in Council Chambers in order to accommodate the anticipated number of people planning to attend the public hearings.

Public Hearings:

(All public hearings advertised on subject properties' sites beginning April 3, 2015; and, with an ad in the *Post & Courier* April 5, 2015)

The Chairman opened the first public hearing and the Commission agreed to hold both hearings simultaneously since all four subject properties were adjacent and owned by the same family. The combined public hearing was for the request to rezone the following TMS#s153-01-03-002, 153-01-03-001, 1860 Bacon's Bridge Rd. and TMS#s153-01-03-001 and 153-01-03-012, Bacon's Bridge Rd. all currently zoned R1, Single Family Residential to be rezoned to B1, Residential Business located within Council District 5, Kima Garten Schmidt. Mr. Joe Branson represented his wife and son, owners of the properties in presenting the request. He stated he had bought the properties in 1956 and in 1976 built the one home that is on one of the parcels that is now owned by his son, Andrew Branton. He explained that with the road construction widening Bacon's Bridge Rd., the traffic, the house is now only 50' from the roadway and a 6' ditch running the front property line, the property is no longer good for a home. He stated that they never envisioned Bacon's Bridge Rd. being widened and with the widening, the original frontage road easement that ran parallel with Bacon's Bridge was taken and will now be part of the four land road and deep ditch has created an undesirable location to raise a family and that the value is no longer there for residential use. He included information regarding the number of road front properties that have transitioned to commercial within a half mile of the properties and estimated at least 200 cars access the apartments through the entrance almost directly across Bacon's Bridge from the home at 1860. Following Mr. Branton's remarks, the Chairman opened the floor for public comments:

Richard Miley, Woodland Estates, president of the civic association – provided a petition to the Commission with property owners' signatures in opposition of the request. Mr. Miley expressed concerns regarding anything other than what the restrictive covenants allowed which he stated was only residential and questioned further rezonings or more intensive rezonings in the future; how many businesses would located there; would there be commercial access to the properties from the side streets which would bring more traffic on the neighborhood roads; what type of businesses; property values would decrease especially those for the homes immediately adjacent to these properties; and, what does the accessory uses in the zoning ordinance allow.

Warren Hall, 130 Deer St. – Mr. Hall expressed that Woodland Estates is one of the last large subdivisions in town and that had the parkway have been finished, Bacon's Bridge would probably have remained a two

lane road; there are still homes remaining residential along Bacon's Bridge; agree with civic association in opposing the rezoning request and concerned about the 'stepping stone' effect.

Lionel DeCosta, 401 Woodland Dr. – concerned that restrictive covenants state neighborhood is for residential only and to allow this it would be violate the covenants and that once the first one happens then all can and requested for the properties to remain residential.

Jewel Miley, Woodland Estates – Stated there is another property for sale in the neighborhood and it won't be able to be sold if the rezoning happens; don't know what uses will be allowed and requested that the rezoning not pass.

Andrew Branton, Bacon's Bridge Rd. and owner of two of the subject properties – Stated he was the owner of the two properties and lived in the home; the traffic is bad; his driveway is almost lined up with the apartment driveway across the road; B1 only allows offices and requires buffers along the property lines with residential properties; trying to recoup some of the value they have in the properties; that the road is a speed zone and the police set up in front of his home to run radar for speeders; one of his driveways has been closed; and there is now a 6' deep ditch in front of the house.

Theis Farrell, Holly St. – Arbor Oaks was allowed by Woodland Estates to be developed and it has 147 homes and condos with only one access onto Holly St.; getting onto Bacon's Bridge Rd. is a nightmare now and requested no commercial uses be allowed.

John Russell – Agree with all remarks against the request and he wouldn't have bought his home a year ago if this was happening at the time.

Steve Wall, Deer St. – Stated he is a newer resident; understood restrictive covenants would keep the neighborhood residential and does this allow more commercial and more intensity to happen.

Keisha Mayo, Woodland Dr. – Stated she is a lifelong resident of the neighborhood and doesn't want commercial to be allowed.

Joe Branton – Stated the covenants were not in place when he bought the property so they would not apply and that the original developer went bankrupt but a newer developer finished the work; he stated that the neighborhood has 5 access points that opened the neighborhood to a lot of traffic than before Arbor Oaks and Newington Plantation were built; and that growth and traffic cannot be stopped.

Warren Hall – Concerned if Town allows this to happen, about 40 homes that front Bacon's Bridge Rd. may create a snowball effect.

Hearing no additional requests to comment, the Chairman closed the public hearing at 4:30 PM.

New Business

The first and second items under New Business were the requests to rezone the following TMS#s153-01-03-002, 153-01-03-001, 1860 Bacon's Bridge Rd. and TMS#s153-01-03-001 and 153-01-03-012, Bacon's Bridge Rd. all currently zoned R1, Single Family Residential to be rezoned to B1, Residential Business. Mr. Cuzzell asked Mr. Miley if these lots were a part of the restrictive covenants and had the covenants been amended to allow others to be used for commercial (church)? Mr. Miley stated that they were a part of the covenants and wasn't sure about how the church was allowed. Mr. Mallery expressed that he had a concern that the final plat and the restrictive covenants did not match and whether the covenants were actually recorded and that even though there is a final plat of the lots, that doesn't necessarily mean the covenants apply. Mr. Mallery asked Mr. Miley if the final plat had the recording information. Ms. Segelken asked when the last sale of these lots were and Mr. Branton confirmed that he originally bought them in 1956-1957 and recently transferred two of them to his son. Mr. Cuzzell asked if he believed he was a part of the

covenants and Mr. Blanton responded that he did not think the covenants applied these properties as the civic association was not formed at the time of the original purchase of the properties. Mr. Hehn made a motion to recommend approval for the item #1 on the agenda as the request was in accordance with the Town's current comprehensive plan for a commercial activity center. Ms. Robinson asked if he wanted to include item #2 as well and Mr. Hehn amended his original motion. Mr. Reeves made a second for the purposes of discussion.

Mr. Cuzzell stated a similar situation happened in the subdivision he used to live in and the homeowners' association sued but because the covenants had not been enforced for another commercial use, the commercial was allowed to occur. He stated he was reluctant to vote to approve the request because there were too many unanswered questions and felt that it would be setting the situation up for a conflict. Ms. Segelken stated that there are a number of properties on Bacon's Bridge that are still in the County such as Salisbury Acres that also has restrictive covenants that are more impacted. She also stated that the Commission was against the widening of Bacon's Bridge Road but it is being done through the County's one cent sales tax program. She said she understood that the Comprehensive Plan states that this request would be in compliance but the construction is ongoing at this time and she is hard pressed to vote in favor of the request. Mr. Mallery stated that since there is a disagreement on whether the lots are subject to the restrictive covenants he is in favor of tabling the request in order to clarify the issue and made the motion to table the request until the next regularly scheduled meeting. Mr. Cuzzell made the second. The motion passed unanimously.

Old Business

There were no items under Old Business.

Miscellaneous:

Ms. Robinson discussed the Annotated Outline for the zoning and development codes re-write (to be referred to as the UDO, Unified Development Ordinance) that was included in the Commissioner's packets. She stated that this is the outline of the various sections that will be included in the UDO that will most likely evolve as the process proceeds including the combination of sections, the further separation of sections, the addition of information, editing, etc. Ms. Robinson and Ms. Shuler further explained that the consultant, Stantec, is currently proceeding with drafting sections of the new ordinance – those sections that staff anticipated there would be little changes to such as those areas that are currently developed and won't be changing (i.e., R1, R2 residential areas as well as PUDs). The Commission asked if they would be discussing sections for particular areas and if maps could be provided with the sections as they are to be discussed. Staff stated that there wouldn't be text sections drafted for each neighborhood, but for those zoning classifications today that are in areas of existing development there would be little change but that for other areas of Town that are underdeveloped, not developed or have the potential for redevelopment such as Oakbrook, form based codes are being written. And, that the resulting document would be a hybrid style code. Other examples may be for neighborhoods to be allowed to have garage apartments to provide for various housing types across the Town as opposed to only those areas zoned R1 today. Other changes include specified design style regulations and that street design is also being considered. Ms. Robinson also stated that as drafts come in, they will be included on the Planning Commission's regular meeting agendas as much as possible, but that additional workshops will be planned especially to accommodate the other Boards. Ms. Segelken mentioned providing for an area adjacent to the historic district that may also be subject to specific design criteria similar to those properties within the historic district requiring review by the BAR. Ms. Robinson informed the Commission that no action needed to be taken at this time but that if the Commission members had any comments, questions or concerns at any time during the process to simply forward them to staff so that they can be addressed and further discussed.

Following a short discussion on the above, Mr. Cuzzell mentioned in regards to the tabled rezoning request that staff might want to contact the City and County Charleston and Dorchester County about similar requests they have encountered with properties along Hwy. 61. He also mentioned it might be a good idea to

get a legal opinion with regards to restrictive covenants and local zoning conflicts. Ms. Segelken mentioned that once the road work is completed the views may be different.

Adjourn

With no other business, Ms. Segelken made a motion to adjourn with Mr. Cuzzell making the second. The Chairman adjourned the meeting at 5:16 PM.

Respectfully Submitted,

Date: May 18, 2015

Madelyn H. Robinson

Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:

Jim Reaves

Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
May 18, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Margie Pizarro; and, Bill Mallery. Charlie Cuzzell, Elaine Segelken, and Marc Hehn, AICP were not able to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:04 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on April 20, 2015. Hearing no comments, the Chairman declared the minutes accepted as presented.

The meeting was held in Council Chambers in order to accommodate the anticipated number of people planning to attend the public hearings.

Public Hearings:

(All public hearings advertised on subject properties' sites beginning April 30, 2015; and, with an ad in the *Post & Courier* May 3, 2015)

The Chairman opened the first public hearing at 4:06 PM for the request to annex TMS#144-16-02-008, 114 King Charles Circle, owned by Thomas William Wolter & Patricia Kulina Wolter, currently zoned R1, Single Family Residential in Dorchester County and to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits (Council District 5). Ms. Robinson explained that the applicant is building a new home on one of the few lots left in Newington Plantation that has not been annexed and is required to petition to annex in order to obtain access to the sewer service provided by SCPW. Hearing no requests to from the public to comment, this hearing was closed at 4:07 PM.

The second public hearing was opened at 4:07 PM for the request to rezone the following parcels to R2, Single Family Residential from the current zoning classifications as indicated: TMS#s130-10-00-027, 130-10-00-028, 130-10-00-087, 130-10-00-089 – all I1, Industrial; and, 130-14-00-019 and a portion of 130-14-00-003 tracts B-3-1 & B-3-2 – all R5, Mixed Residential, all located at 500 Bryan Street and owned by Dorchester District II Schools (Council District 1). Mr. Reaves read from the application that the school district was requesting the rezoning in order to combine the properties into one parcel. Hearing no requests from the public to comment, this hearing was closed at 4:09 PM.

Old Business

Items #1-2 were tabled at the April 20, 2015 meeting until the May 18, 2015 meeting in order for staff to obtain additional information if possible

Request to rezone TMS#153-01-03-002 and 153-01-03-001, 1860 Bacon's Bridge Rd, 2 lots, owned by Andrew D. Branton currently zoned R1, Single Family Residential to be rezoned to B1, Residential Business. (Council District 5)

Request to rezone TMS#153-01-03-011 and 153-01-03-012, Bacon's Bridge Rd, 2 lots, owned by Lynn G. Branton currently zoned R1, Single Family Residential to be rezoned to B1, Residential Business. (Council District 5)

Mr. Reaves introduced the above two items under Old Business and suggested the Commission consider them together and reminded the Commission that the motion on the floor had been tabled in order for additional information to be researched by staff. Ms. Robinson stated that the Commission had asked if the four parcels were covered by the recorded covenants and stated that yes, it appeared from covenants and plat on file with the County's RMC office, these four parcel were a part of the covenants. She also provided that the Town attorney had been consulted at the request of the Commission regarding the approval of the rezoning and future permitting. She stated that the request could be approved, but per a state statute, any future permits for land uses permitted under the new classification would not be able to be given as staff has been made aware of the existing covenants.

Mr. Reaves stated that the public hearing for these requests had been held at the meeting in April, but did ask if anyone in the audience had anything new to provide. Mr. Miley, president of the HOA for Woodland Estates stated that while he had nothing new to provide, he simply wanted to reiterate the original concerns and that the neighborhood was in opposition to the request.

Mr. Reaves asked for a vote on the original motion from April (Mr. Hehn made the motion to recommend approval for the requests as it is in accordance with the Town's current comprehensive plan for commercial activity with Mr. Reaves making the second). With no votes in support of the motion, the motion failed 0-4.

New Business

The first item under New Business was the request to annex TMS#144-16-02-008, 114 King Charles Circle, owned by Thomas William Wolter & Patricia Kulina Wolter, currently zoned R1, Single Family Residential in Dorchester County and to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Rogan made a motion to recommend approval with Mr. Mallery making the second. The motion carried unanimously.

The second item under New Business was the request to rezone the following parcels to R2, Single Family Residential from the current zoning classifications as indicated: TMS#s130-10-00-027, 130-10-00-028, 130-10-00-087, 130-10-00-089 – all I1, Industrial; and, 130-14-00-019 and a portion of 130-14-00-003 tracts B-3-1 & B-3-2 – all R5, Mixed Residential, all located at 500 Bryan Street and owned by Dorchester District II Schools. Mr. Mallery made a motion to recommend approval with Ms. Pizarro making the second. The motion carried unanimously.

Miscellaneous:

Ms. Robinson reminded the Commission of the upcoming training on Thursday, May 21 at the County Council Chambers here in Summerville.

Adjourn

With no other business, Mr. Mallery made a motion to adjourn with Mr. Rogan making the second. The Chairman adjourned the meeting at 4:15 PM.

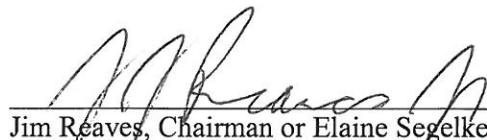
Respectfully Submitted,

Date: June 15, 2015



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:


Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
June 15, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Margie Pizarro; Bill Mallery; Charlie Cuzzell; and, Elaine Segelken. Marc Hehn, AICP was not able to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:02 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on May 18, 2015. Hearing no comments, the Chairman declared the minutes accepted as presented.

Public Hearings:

(All public hearings advertised on subject properties' sites beginning May 29, 2015; and, with an ad in the *Post & Courier* May 31, 2015)

The Chairman opened the first public hearing at 4:02 PM for the request to annex Dorchester County TMS#144-16-03-001, 105 King Charles Circle, 1 lot, owned by Teresa and Michael Byrnes currently zoned R1, Single Family Residential in Dorchester County and to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits. Neither the owner nor representative was present. Hearing no requests from the public to comment, this hearing was closed at 4:03 PM.

The second public hearing was opened at 4:03 PM for the request to annex Dorchester County TMS#144-03-01-001, 111 Longleaf Drive, 1 lot, owned by Regina Huggins currently zoned R2, Single Family Residential in Dorchester County and to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits. Ms. Huggins was in attendance and expressed wanting to annex because she had heard it was good to be in the Town. The Commission responded that they were glad to hear that and thanked her. Hearing no requests from the public to comment, this hearing was closed at 4:05 PM.

The final public hearing was opened at 4:05 PM for the request to annex Dorchester County TMS#129-12-04-016, 1507 W. 5th N. Street, 3.07 acres, owned by John W. Riley, Jr. currently zoned CLI, Commercial Light Industrial in Dorchester County and to be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. Mr. Riley was in attendance and stated that he needed the Town's zoning classification to allow outside storage of product for sale because in the County the zoning will not allow him to store products outside. He also stated he had a tenant and they needed to be able to use the property for this use. Hearing no requests from the public to comment, this hearing was closed at 4:06 PM.

Old Business

There were no items under Old Business.

New Business

The first and second items were the requests to annex Dorchester County TMS#144-16-03-001, 105 King Charles Circle, 1 lot, owned by Teresa and Michael Byrnes currently zoned R1, Single Family Residential in Dorchester County and to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits; and, TMS#144-03-01-001, 111 Longleaf Drive, 1 lot, owned by Regina

Huggins currently zoned R2, Single Family Residential in Dorchester County and to be zoned R2, Single Family Residential upon annexation into the Town of Summerville's municipal limits. Mr. Cuzzell made a motion to recommend annexation of these parcels for the zoning classifications requested. Ms. Segelken made the second. Following no further discussion, the motion carried unanimously of the members in attendance.

The third item was the request to annex Dorchester County TMS# 129-12-04-016, 1507 W. 5th N. Street, 3.07 acres, owned by John W. Riley, Jr. currently zoned CLI, Commercial Light Industrial in Dorchester County and to be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. Ms. Robinson stated that the new TMS# will be 129-12-04-014 – the parcel was originally two properties that have recently been combined into one parcel and the County will be using the -014 parcel number. Mr. Cuzzell asked the property owner to confirm that this property had been used for outdoor storage of products for a long time and Mr. Riley stated that yes, the property had been used this way for many years. Mr. Rogan asked staff if the B3 zoning classification allowed this type of use and Ms. Robinson confirmed that it did. Mr. Cuzzell made a motion to recommend annexation of this parcel with the zoning classification requested. Ms. Segelken made the second. Following no additional discussion, the motion carried unanimously of the members in attendance.

Miscellaneous:

Under miscellaneous was the UDO (Unified Development Ordinance) discussion between the Planning Commission, the Board of Architectural Review, the Commercial Design Review Board, the Town's consultant, Stantec, and staff. Ms. Robinson introduced Craig Lewis with Stantec and stated that this discussion was to bring ideas to the table regarding the new development codes and design guidelines. Mr. Lewis gave a short presentation and the discussion followed. Those BAR members present included Phil Dixon, Cecile Cothran and Beth Huggins. CDRB members present included Candy Pratt, Michael Gregor, Chris Campeau, Mildred Blanton and Bill Beauchene. No recommendations or decisions were needed and no action was taken by the Planning Commission regarding this discussion.

Adjourn

The Chairman adjourned the meeting at 5:45 PM due to a loss of quorum.

Respectfully Submitted,

Date: 7.20.15



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
July 20, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Bill Mallery; Charlie Cuzzell; Marc Hehn; and, Elaine Segelken. Margie Pizarro was not able to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:01 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on June 15, 2015. Mr. Cuzzell made a motion to approve the minutes as submitted with Mr. Mallery making the second. The motion carried unanimously of the members present.

Public Hearings:

(All public hearings advertised on subject properties' sites beginning July 2, 2015; and, with an ad in the *Post & Courier* July 5, 2015)

The Chairman opened the first public hearing at 4:03 PM for the request to rezone TMS#145-02-10-002, 114 E. Carolina Avenue, approximately .59 acres, and owned by Richard and Viola White from R1, Single Family Residential to R2, Single Family Residential (Council District 3). The new owner, D. Simpson explained his request to build two houses, Charleston style. The Chairman asked if anyone in the audience wanted to comment and the following comments were offered:

A resident asked for clarification on the planned house style and if they would be single family. The owner responded that yes they would be single family and they would be Charleston style homes.

A resident stated she lived across E. Carolina and mentioned concerns regarding the median dividing E. Carolina and the amount of traffic congestion that was in that immediate area.

A resident stated that all of the lots in this area are large in size and should remain large in size.

Mr. Ken Bonnette of 112 Carroll Ct. stated the R1 zoning classification was important and requested that this classification be maintained.

Hearing no additional request to comment, the Chairman closed the public hearing at 4:08 PM.

Old Business

There were no items under Old Business.

New Business

The first item was the request to rezone TMS#145-02-10-002, 114 E. Carolina Avenue, approximately .59 acres, and owned by Richard and Viola White from R1, Single Family Residential to R2, Single Family Residential (Council District 3). Mr. Rogan asked staff to clarify the minimum lot size allowed in R1 and R2. Ms. Robinson responded that R1 required at least 20,000 sq. ft. and R2 required a minimum of 8500 sq. ft. Mr. Hehn made a motion to deny the request and Ms. Segelken made the second. Hearing no additional

discussion from the Commission the Chairman called for the vote. The motion carried unanimously of the members present.

Miscellaneous:

Under miscellaneous Mr. Reaves asked staff if any drafts of the UDO had been submitted and Ms. Robinson stated that they had not. Mr. Cuzzell asked staff if any additional thought or work had been done on the possibility of creating a combined CDRB/BAR for commercial areas within the historic district and Ms. Robinson stated that not at this time although staff had been discussing this for a while and this would be something that needed to be discussed with Council and also that with the current legal situation [lawsuit regarding The Dorchester project], that the timing might be too soon.

Adjourn

Hearing no request for further business, Mr. Cuzzell made a motion to adjourn and Ms. Segelken made the second. The motion carried and the meeting adjourned at 4:13 PM.

Respectfully Submitted,

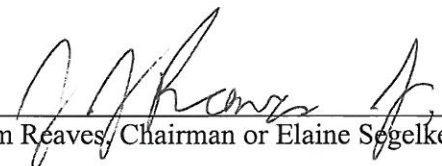
Date: 9.21.15



Madelyn H. Robinson, AICP

Director of Planning & Economic Development

Approved:


Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
September 21, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Bill Mallery; Charlie Cuzzell; Marc Hehn; Elaine Segelken; and, Margie Pizarro. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:02 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on July 20, 2015. Ms. Segelken made a motion to approve the minutes as submitted with Mr. Cuzzell and Mr. Rogan both making the second. The motion carried unanimously of the members present.

Public Hearings:

(The CIP public hearing was advertised in the *Post & Courier* on August 16 and September 6, 2015. The annexation public hearing was advertised on the subject property's site beginning September 4, 2015; and, with an ad in the *Post & Courier* September 6, 2015)

The Chairman opened the first public hearing at 4:05 PM for the request to annex a portion of Berkeley County TMS#232-00-02-052, located at the terminus of Jockey Court, approximately 18.5 acres, owned by Marymeade Associates LP, currently zoned PD-MU, Planned Development – Mixed Use in Berkeley County will be zoned B3 General Business upon annexation into the Town of Summerville's municipal limits (future Council District 2). Fiona Haulter, GBT Real Estate and representative for the owner, Billy Walker, Marymeade Associates LP, presented the request and explained that the project had received a conditional final approval from the Town's CDRB for a new BJ's development and that the Town had agreed to a MOU for the improvements to Marymeade Dr. that will be dedicated for that purpose. She also stated that the target opening date is December 2016.

Hearing no questions from the Planning Commission and no requests from the public to comment, the Chairman closed the public hearing at 4:08 PM.

The second public hearing was opened at 4:09 PM and was for the proposed 5 year Capital Improvements Plan (CIP) for FY 2016-2021. Ms. Robinson provided an overview of the draft CIP* that had been mailed to the Commission members and stated that the Commission wasn't being requested to provide a recommendation at this meeting, rather to hold the information until the October meeting at which the Impact Fee Ordinance amendments would also be included. Ms. Robinson stated that the items on the CIP were of a cost of at least \$100,000 or more as required by state statute and the draft was being presented for discussion as needed.

Ms. Segelken asked about the arch on Central Avenue. Mr. Reaves explained that the arch is over the Sawmill Branch. Mr. Reaves asked the location of Fire Station 6 and Ms. Robinson responded that it would most likely be located in one of three areas, Miles Jamison, Sheep Island or near Limehouse Plantation. Mr. Cuzzell asked if there was a map of future sidewalks and Ms. Miley responded that staff is working on that currently. Mr. Hehn asked if staff could provide a map of the future road improvements listed on the draft CIP.

The Chairman asked for any public comments and the following comments were provided:

Peter Gorman, E. H. Dist. Civ. Assoc. – asked staff if the draft CIP was available online. Staff responded that at this time it was not as this was the first draft and there had been no time to edit it, if applicable, following Town Council's budget retreat from Friday, September 18, 2015.

*DRAFT was available for public inspection at the time the first public hearing ad had been printed – 8.16.15

Hearing no additional requests for public comment, the Chairman closed the public hearing at 4:14 PM.

Old Business

There were no items under Old Business.

New Business

The first item was the request to annex a portion of Berkeley County TMS#232-00-02-052, located at the terminus of Jockey Court, approximately 18.5 acres, owned by Marymeade Associates LP, currently zoned PD-MU, Planned Development – Mixed Use in Berkeley County will be zoned B3 General Business upon annexation into the Town of Summerville's municipal limits (future Council District 2). Mr. Hehn made a motion to recommend approval with Ms. Segelken making the second. Following no questions or discussion by the Commission, the motion carried unanimously.

The second item under New Business was the DRAFT CIP. The Chairman stated that the Commission would accept the draft documents as presented for information only at this time. Ms. Robinson included that the information requested by the Commission would be provided in October and that an updated draft of the CIP would be provided on the Town's website.

Miscellaneous:

Ms. Segelken asked if there were any scheduled training events and Ms. Robinson stated that she would check the BCDCOG's website and send any updated information to the Planning Commission. Mr. Hehn mentioned the upcoming SCAPA conference as a possibility and staff stated that information would also be forwarded to the Commission.

Adjourn

Hearing no request for further business, Mr. Cuzzell made a motion to adjourn and Ms. Segelken made the second. The motion carried and the meeting adjourned at 4:19 PM.

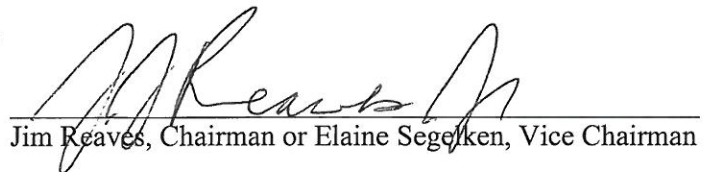
Respectfully Submitted,

Date: 10.19.15



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:


Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
October 19, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Charlie Cuzzell; Elaine Segelken; and, Margie Pizarro. Bill Mallery and Marc Hehn, AICP were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith Honeycutt, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:03 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on September 21, 2015. Hearing no comments or requests for edit, the Chairman stated the minutes were accepted as presented.

Public Hearings:

The first public hearing opened at 4:04 PM and was for the request to rezone TMS#137-07-02-005, 309 W. Richardson Ave., owned by Martha Sue Hope, approximately .63 acres, currently zoned R2, Single Family Residential to be rezoned to R1, Single Family Residential (Council District 2). Kirk Stewart, general contractor and representative for the applicant presented the request for the reasons of wanting to build a detached garage with a garage apartment on the second floor so the owner could live in it during the planned renovation of the existing home and for her son to use afterward while in the Navy. Hearing no requests from the public to comment, the Chairman closed the public hearing at 4:06 PM.

The second public hearing was opened at 4:06 PM and was for the proposed review of the Town's Development Impact Fee Ordinance for possible amendments. Ms. Robinson briefed the Commission on the proposed amendments that include the updated information regarding the Resolution passed by Town Council on Oct. 14 and the proposed Resolution prepared for the Commission's consideration at this meeting that would recommend the proposed Capital Improvements Plan and revised Development Impact Fee Ordinance. Ms. Robinson stated that no changes were made to the CIP as it was presented to the Commission last month and that the Development Impact Fee Ordinance was still operating under the Study that had been conducted for the horizon year of 2020. She included that if the Town wants to continue to collect impact fees beyond 2020, a new Study will need to be conducted and prepared. Hearing no requests for comments from the public, the hearing was closed at 4:08 PM.

Old Business

There were no items under Old Business.

New Business

The first item under New Business was the request to rezone TMS#137-07-02-005, 309 W. Richardson Ave., owned by Martha Sue Hope, approximately .63 acres, currently zoned R2, Single Family Residential to be rezoned to R1, Single Family Residential (Council District 2). Mr. Cuzzell made a motion to recommend approval with Ms. Pizarro making the second. Following no discussion, the motion carried unanimously.

The second item was the Resolution for the proposed amended Capital Improvements Plan (CIP) for FY 2016-2020 and revised Development Impact Fee Ordinance. Mr. Cuzzell asked if Council had any questions at their meeting and Ms. Robinson stated that only Councilman Brown had asked for a brief explanation of

what the Resolution was for. Mr. Cuzzell made a motion to approve the Resolution with Ms. Segelken making the second. Ms. Miley presented the draft roadways map that shows the road projects listed in the CIP as requested by the Commission from the September meeting. She stated that there wasn't a specific sidewalk plan at this time, but the conceptual plan found in the Town's Traffic Plan and recommendations from the Town's Bicycle and Pedestrian Committee are used in determining the various sidewalk projects. Mr. Cuzzell asked if the ROW had been acquired for Maple Street extension and Bear Island Road. Ms. Miley stated that it had not yet been completed for Maple Street Extension and that the ROW for Bear Island Road already exists. Ms. Miley also showed the Sheep Island Interchange including the portion that Berkeley County will be responsible for and the portion the Town will be paying for. Mr. Cuzzell stated that plans for a water line were also in place. Following no additional discussion, the motion carried unanimously.

Miscellaneous:

Ms. Segelken spoke about the SCAPA training session she attended on Oct. 14 titled "Planning and Zoning Board Decision Making Checklist" and mentioned the Commission might want to consider some of the suggestions (she provided staff a copy of the handout). Mr. Reaves mentioned that the Commission might want to review its Rules and Procedures and Ms. Robinson stated that the Commission could do that and a good time would be January following the appointments of new members.

Adjourn

Hearing no request for further business, Ms. Segelken made a motion to adjourn and Mr. Cuzzell made the second. The motion carried and the meeting adjourned at 4:17 PM.

Respectfully Submitted,


Date: Nov. 16, 2015



Madelyn H. Robinson, AICP

Director of Planning & Economic Development

Approved:



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
November 16, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Charlie Cuzzell; Elaine Segelken; Bill Mallery; and, Marc Hehn, AICP. Margie Pizarro was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; Bonnie Miley, PE, Assistant Town Engineer; and, Russ Cornette, PE, Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on October 19, 2015. Ms. Segelken made a motion to approve the minutes with Mr. Cuzzell making the second. The motion carried.

Public Hearings:

There were no public hearings.

Old Business

There were no items under Old Business.

New Business

The only item under New Business was the discussion of initial drafts for chapters 1, 6, 7, 8, 9, and 12 of the Unified Development Ordinance (UDO) project. Craig Lewis with Stantec and consultant for this project was conferenced via phone for the discussion. The Chairman invited all in attendance to join the Commission at the table for the discussion. All Commission members, staff in attendance and Peter Gorman from the public participated in the discussion.

Following the discussion the Commission suggested workshops in the future and staff confirmed that the Commission in the past had used workshops as a way of working through projects such as the Comprehensive Plan. After mentioning a few options regarding times and days of the week, staff stated suggestions would be sent to the Commission members to gather a consensus in scheduling a workshop prior to the next Planning Commission meeting.

No recommendations were requested of the Commission for this agenda item at this time and none were made.

Miscellaneous:

There were no items under Miscellaneous.

Adjourn

Hearing no request for further business, Mr. Rogan made a motion to adjourn and Mr. Cuzzell made the second. The motion carried and the meeting adjourned at 5:08 PM.

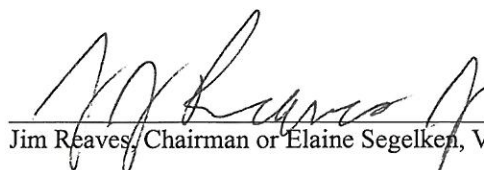
Respectfully Submitted,

Date: 12.21.15



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:


Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
December 21, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Charlie Cuzzell; Elaine Segelken; Marc Hehn, AICP; and, Margie Pizarro. Bill Mallery was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

Approval of Minutes:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on November 16, 2015. Mr. Cuzzell made a motion to approve the minutes with Ms. Segelken making the second. The motion carried.

Public Hearings:

The first public hearing was for the request to annex Dorchester County TMS#s 135-16-00-014, -015, & -016, 3 lots, located at 1625 Central Avenue, owned by Thomas Mizell currently zoned R4, Multifamily in Dorchester County and will be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. These parcels would be in future Council District 4 and the public hearing signs were posted on the properties beginning on 12.5.15 with notice in the Post & Courier on 12.6.15. The public hearing was opened at 4:01 PM. Mr. Reaves asked if the property owner or representative was present to provide information. Mr. Mizell, the property owner, explained the request to annex was to be able to sell the properties. He stated that across Central Ave. the new shopping center [WalMart Neighborhood store] would be developed soon and with the continued commercial development at the intersection the traffic has increased and he and his wife would like to move to a less congested area. Ms. Robinson confirmed the construction of the WalMart store and stated that the Town had recently sold that permit. She also stated that the properties were located immediately behind the Mr. K's grocery store. Doug Richardson, realtor and representative for the property owner, added that the lots would be combined into one property, that the site was 900' from the intersection with Old Orangeburg Rd., that water and sewer were already in place, and that Cotton Hill Rd. was busy with school traffic especially with car riders as that road is the staging road for Knightsville Elementary on Old Orangeburg. Hearing no requests for public comment, the Chairman closed the public hearing at 4:03 PM.

The second public hearing was opened at 4:03 PM and was for the request to annex Dorchester County TMS# 146-13-04-001, approximately 0.34 acres, located at 245 Judith Drive, owned by Lakes of Summerville, LLC currently zoned R2, Residential in Dorchester County and will be zoned PUD, Planned Unit Development upon annexation into the Town of Summerville's municipal limits and the existing PUD for this development shall be amended to include this parcel for use as a home owners' association common area with the proposed amenity of a boat storage facility. This parcel would be in future Council District 3 and the public hearing sign was posted on the property beginning on 12.4.15 with a notice in the Post & Courier on 12.6.15. Mr. Reaves asked for the representative to provide information regarding the request and Justin Finch with Civil Site Engineering, engineer for the project explained that the property was purchased by the developer when the project began to provide right of way access into the development. This parcel is what remains and was planned for an amenity center for boat storage. Ms. Robinson stated the annexation would also be an amendment to the approved PUD for the development and that when staff posted the sign, boats were already being stored on the property. Mr. David Small, the HOA president, asked for clarification of the property boundaries and who owned the property and easement. Ms. Shuler presented the larger map showing the boundaries of the subject property and Mr. Finch responded stating that the developer owned the parcel and that the easement is for SCPW to have access to the water tower.

Mr. Gerard Wilkat, Vice President of the HOA asked if there was another way SCPW could gain access to the tower such as from Miles Jamison where they have another access road. Mr. Reaves responded that the easement location would have to be negotiated between the property owner and SCPW. Mr. Finch also responded that the easement must remain as it also has a water line in it. Hearing no additional requests from the public to comment, the Chairman closed the public hearing at 4:09 PM.

Old Business

There were no items under Old Business.

New Business

The first item under New Business was the request to annex Dorchester County TMS#s 135-16-00-014, -015, & -016, 3 lots, located at 1625 Central Avenue, owned by Thomas Mizell currently zoned R4, Multifamily in Dorchester County and will be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. Mr. Cuzzell made a motion to recommend the annexation with Mr. Hehn making the second for the purpose of discussion. Mr. Hehn asked if the properties were restricted by covenants. Mr. Richardson, representative for the property owner responded no. Ms. Segelken asked if the properties were part of a named subdivision and Mr. Richardson stated that the lots were not part of a master deed. Mr. Cuzzell asked if lots 6-10 further along Cotton Hill were developed. Mr. Mizell responded that they were not, but still wooded. Mr. Hehn called for the question and Mr. Reaves asked for all of those Commission members in favor of the motion. All Commission members present voted in favor of the motion.

The second item was the request to annex Dorchester County TMS# 146-13-04-001, approximately 0.34 acres, located at 245 Judith Drive, owned by Lakes of Summerville, LLC currently zoned R2, Residential in Dorchester County and will be zoned PUD, Planned Unit Development upon annexation into the Town of Summerville's municipal limits and the existing PUD for this development shall be amended to include this parcel for use as a home owners' association common area with the proposed use of an amenity boat storage facility. Mr. Hehn made a motion to recommend the annexation and PUD amendment with Ms. Segelken making the second. Ms. Segelken asked what type of screening would be provided for the parcel and Mr. Finch responded that a 6' wooden stockade type fence would be installed around the perimeter of the property in addition to the current perimeter landscaping. Following no additional discussion, the motion carried.

The final item under New Business was the presentation by staff of the Green Infrastructure (GI) Plan. Ms. Shuler provided a PowerPoint presentation introducing the grant project as well as how the project would proceed including that the Planning Commission would be the advisory committee for the project and staff would work with an ad hoc technical committee analyzing the data. She stated that in March 2016, a public forum would be held to provide information and receive comment for the project. This item needed no recommendations by the Commission at this time and none were provided.

Miscellaneous:

This first item under Miscellaneous was the rescheduling of the regular meeting dates for the January and February 2016 months as those dates are Town observed holidays. Mr. Reaves asked staff for recommendations and Ms. Robinson suggested Monday, January 25 and February 22. Mr. Rogan made a motion to approve the recommended meeting date changes with Mr. Cuzzell making the second. The motion carried.

The second item was a brief discussion of workshop dates for the ongoing UDO project. Ms. Robinson stressed that the project must be completed by December 2016 and that the Commission could discuss the UDO during regular meetings but in between those meetings, workshops needed to be conducted to keep the project moving forward and on track. The Commission and staff decided that staff would send out possible

dates/times for the next workshop before the January 25, 2016 meeting date and once four members agreed to a date/time that would be the date/time scheduled.

Staff then thanked the Commission members for completing their yearly training and reminded them that the cycle would begin again in January for 2016.

Adjourn


Hearing no requests for further business, Mr. Cuzzell made a motion to adjourn and Mr. Rogan made the second. The motion carried and the meeting adjourned at 4:42 PM.

Respectfully Submitted, Date: 1.25.16



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Approved:



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman

**The Town of Summerville Planning Commission Meeting
Minutes
January 25, 2016**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Will Rogan; Charlie Cuzzell; Elaine Segelken; Marc Hehn, AICP; and, Bill Mallery. Margie Pizarro was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; Meredith H. Detsch, Planner; and, Bonnie Miley, PE, Assistant Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

Approval of Minutes, Election of Officers, and Rules and Procedures:

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on December 21, 2015. Ms. Segelken made a motion to approve the minutes with Mr. Cuzzell making the second. The motion carried.

Mr. Cuzzell stated that he and Mr. Hehn would make a motion to retain the current Chairman, Mr. Reaves, and the current Vice Chairman, Ms. Segelken if they would agree. Mr. Mallery made the second. Mr. Reaves and Ms. Segelken both stated they would accept. Hearing no additional nominations from the floor, the Chairman closed the nominations and called for the vote. The motion carried.

Ms. Robinson presented the DRAFT Rules and Procedures and she and Ms. Shuler briefed the Commission on the slight modifications made to the current document. Mr. Hehn made a motion to have 5 or more lot subdivisions to be required to come before the Commission for review for approval and for this to be added to the Rules and Procedures. Mr. Cuzzell seconded the motion for discussion. Mr. Cuzzell stated that perhaps more of a threshold should be required such as only if a new road was being planned that would be maintained by the Town and only if there were at least 10 new lots or more. He stated that a new road would be a better trigger point than the number of new lots. Staff questioned what would the benefit be to bring plats to the Commission for review as plats and subdivisions must meet minimum ordinance requirements. Staff also reiterated that the Commission does have input in new development with the review and recommendation of PUDs. Mr. Hehn stated there were a few problems within a new development in the center of Town that he felt the Commission could have required additional mitigation. Staff responded that the current Town ordinances mandated minimum requirements and that the ordinances would have to be amended. Mr. Mallery asked staff to clarify and confirm that the process by which a final plat was approved was the bonding of infrastructure constructed prior to the final plat being approved. Staff confirmed that approval of preliminary platting allowed the construction of infrastructure and prior to final platting of properties, bonding was implemented in order for the Town to take over maintenance of new infrastructure such as roadways. Mr. Mallery then stated that if the Commission wanted input, preliminary plats would need to be reviewed by the Commission. Mr. Rogan agreed with Mr. Cuzzell and stated that the threshold should be greater than 5 lots. Following this discussion, the Commission asked staff to seek legal advice for the next meeting. Ms. Segelken made a motion to table this discussion until the February meeting with Mr. Mallery making the second. The motion tabled the item from further discussion and carried.

Public Hearings:

The first public hearing was for the request to annex Dorchester County TMS# 145-07-10-006, 1 lot (.83 acres), located at 420 Miles Jamison Road, owned by Emily R. Jenkins, currently zoned TRM, Transition Residential District in Dorchester County and will be zoned R2, Single Family Residential District upon

annexation into the Town of Summerville's municipal limits. Ms. Robinson provided a brief overview of the request. Hearing no requests from the audience to provide public comment, the public hearing was closed at 4:28 PM.

Old Business

There were no items under Old Business.

New Business

The first item under New Business was the request to annex Dorchester County TMS# 145-07-10-006, 1 lot (.83 acres), located at 420 Miles Jamison Road, owned by Emily R. Jenkins, currently zoned TRM, Transition Residential District in Dorchester County and will be zoned R2, Single Family Residential District upon annexation into the Town of Summerville's municipal limits. Mr. Cuzzell made a motion to recommend approval of this annexation with Ms. Segelken making the second. The motion carried.

The second item under New Business was the discussion of the 2009-2011 Comprehensive Plan Goals as applicable for Step I: *Set Goals – What Does the Community Value?* for the Green Infrastructure (GI) Plan. Ms. Shuler stated that at this time, a recommendation was not needed and led the discussion stating that certain goals listed in the current Comprehensive Plan for the various elements would apply with the work being done with this project but staff needs the Commission to review those goals and provide input regarding whether these goals and / or others would also be appropriate for this project. Ms. Shuler stated that the data had been sent to the consultant for analysis and that staff is also waiting on the last bit of data from the USDA to send as well. This data is infrared data that shows vegetation. Staff is also working to obtain data from SHPO (with the SC Dept. of Archives and History). Ms. Shuler reiterated that the goals chosen within the Comprehensive Plan should be those that could be mapped and turned into action and stated that the Plan will help in how priorities that are in conflict with each other will be addressed. Ms. Segelken asked if there was a guide and Ms. Shuler stated that the state has prepared a guide that the Town is using and that the guide was based on Berkeley County's GI Plan which was the first in the state and that the Town will be the first municipality. Mr. Cuzzell asked if the Tree City program could overlap and Ms. Shuler responded that it could as the per capita amount spent by the Town on the program could be calculated with the work being done on this project for 2016. Mr. Cuzzell then asked how the state park property could be incorporated and Ms. Shuler responded that the Park Ranger, Ashley Chapman, is on the Technical Advisory Committee.

Ms. Shuler informed the Commission that March 3 would be a special Planning Commission meeting at which the initial draft base map would be presented by the consultant and that later that evening a public forum would be held to gather public input. Ms. Segelken asked how many public forums there would be and staff responded at least 2, probably in July and August at which time the final maps and the draft plan would be presented for comment. Mr. Rogan asked if the Town has budgeted goals for moving forward and Ms. Shuler responded that no, the GI Plan would be used to help identify gaps in policy / ordinance implementation such as informing the work with current UDO project (i.e., street trees) and that the model can be updated. The Plan can be built into daily requirements and inform future plans as well, such as the next Comprehensive Plan.

Mr. Hehn also mentioned that he wanted the Commission to look at how much commercial property in comparison to the amount of residential property was already in the Town with the UDO work. Staff stated a link to the guide and Berkeley County's Plan (if available on the County's website) would be sent to the Commission members.

Miscellaneous:

Ms. Robinson asked if anyone attended the training offered at the BCDCOG on Friday, January 22, 2016. No one responded that they had and a few discussed upcoming training opportunities and asked for confirmation of the date of the session the Town was offering on February. Staff responded that the training will be on the 24th of February.

Adjourn

Hearing no requests for further business, Mr. Cuzzell made a motion to adjourn and Ms. Segelken made the second. The motion carried and the meeting adjourned at 5:08 PM.

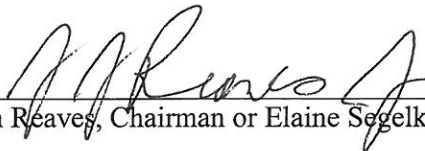
Respectfully Submitted,



Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Date: 2.22.14

Approved:



Jim Reaves, Chairman or Elaine Segelken, Vice Chairman